Davidson County DEEDWARR
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Fees:18.00 Taxes:2312.50
20080507-0046943

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Attorney at Law
RAMSEY, THORNTON & BARRETT, PLC
507 East College Street
Dickson, Tennessee 37055
CHIC 8422

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($625,000.00) DOLLARS, cash in hand paid by DWIGHT P. WILES as Trustee of THE 4794 LITTLE MARROWBONE TRUST dated April 23, 2008, receipt of which is hereby acknowledged, I, VIRGINIA C. TEAM, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said DWIGHT P. WILES as Trustee of THE 4794 LITTLE MARROWBONE TRUST dated April 23, 2008, his successors and assigns, a certain tract or parcel of land as follows:

Lying and being in the First Council District, Fourteenth Civil District of Davidson County, Tennessee, being a portion of the Virginia Team property, and being more particularly described as follows:

BEGINNING at an iron pipe found in the northerly right-of-way of Little Marrowbone Road (a 50 foot right-of-way), said iron pipe being the southwesterly corner to the Charles Jr. and H. A. Gilbert property known as Tract 3, of record in Deed Book 5179, Page 528, in the Register's Office of Davidson County, Tennessee, said point being located North 71 degrees 06 minutes 14 seconds East 3,335.35 feet from the centerline and intersection of Little Marrowbone Road and Higdon Road, said point being the POINT OF BEGINNING; thence with the westerly line of Gilbert, South 07 degrees 56 minutes 42 seconds West 26.48 feet to a point in the centerline of Little Marrowbone Road; thence with the centerline of said road by ten calls as follows: from said point in Little Marrowbone Road and being the point of curvature of a non-tangent curve, concave to the southeast having a radius of 1,880.10 feet, a central angle of 06 degrees 20 minutes 28 seconds, and a chord of 207.97 feet bearing South 63 degrees 14 minutes 24 seconds West; thence Southwest along said curve 208.07 feet, thence South 60 degrees 40 minutes 12 seconds West 269.22 feet to the point of a curvature of a non-tangent curve, concave to the north, having a radius of 1,109.66 feet, a central angle of 15 degrees 07 minutes 09 seconds, and a chord of 291.97 feet bearing South 68 degrees 10 minutes 27 seconds West; thence Southwest along said curve 292.81 feet; thence South 74 degrees 52 minutes 10 seconds West 111.84 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 1,414.19 feet, a central angle of 08 degrees 17 minutes 04 seconds, and a chord of 204.30 feet bearing South 69 degrees 06 minutes 00 seconds West; thence West along said curve a distance of 204.48 feet; thence South 63 degrees 57 minutes 02 seconds West 194.88 feet to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 2,936.33 feet, a central angle of 03 degrees 35 minutes 29 seconds, and a chord of 184.03 feet bearing South 66 degrees 08 minutes 08 seconds West; thence southwest along said curve a distance of 184.06 feet; thence South 66 degrees 23 minutes 14 seconds West 150.47 feet to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 3,709.91 feet, a central angle of 05 degrees 03 minutes 52 seconds, and a chord of 327.81 feet bearing South 60 degrees 05 minutes 23 seconds West; thence Southwest along said curve 327.92 feet; thence South 61 degrees 38 minutes 59 seconds West 38.57 feet to a point in said road; thence by a new division line and through said Team lands by nine calls as follows: North 11 degrees 57 minutes 54 seconds West 26.06 feet to an iron pin set in the right-of-way and being the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 52.06 feet, a central angle of 57 degrees 13 minutes 47 seconds, and a chord of 49.87 feet bearing North 56 degrees 57 minutes 54 seconds West; thence Northwest along said curve 52.00 feet to an iron pin set; thence North 85 degrees 34 minutes 48 seconds West 219.43 feet to an iron pin set; thence North 85 degrees 34 minutes 48 seconds West 13.61 feet to the centerline of a gully; thence with the centerline of said gully by two calls as follows: North 10 degrees 33 minutes 05 seconds West 323.05 feet; thence North 19 degrees 52 minutes 17 seconds West 72.22 feet to a point in said gully; thence leaving said gully, North 65 degrees 28 minutes 29 seconds East 12.42 feet to an

iron pin set; thence North 65 degrees 28 minutes 29 seconds East 465.46 feet to a double tree with "x" mark and three hacks; thence North 10 degrees 02 minutes 02 seconds East 151.83 feet to an iron pin found in the southeasterly corner of the Jane Braddock property of record in Deed Book 8193, Page 352, in the Register's Office of Davidson County, Tennessee; thence with said Braddock property by two calls as follows: North 12 degrees 44 minutes 29 seconds West 283.81 feet to an iron pin set; thence North 23 degrees 39 minutes 51 seconds West 766.16 feet to an iron pin found in the Mickey Terry Franklin property of record in Deed Book 5100, Page 113, in the Register's Office of Davidson County, Tennessee; thence with said property, North 62 degrees 07 minutes 03 seconds East passing the centerline of a creek at 282.37 feet, and passing another creek at 424.5 feet, on in all 494.00 feet to an iron pin set in the westerly line of the Charles Jr. and H. A. Gilbert property known as Tract Three, of record in Deed Book 5179, Page 528, in the Register's Office of Davidson County, Tennessee; thence with said Gilbert property by seven calls as follows: South 36 degrees 57 minutes 56 seconds East 116.00 feet to an iron pin found; thence South 39 degrees 15 minutes 35 seconds East 148.50 feet to an iron pin set; thence South 32 degrees 04 minutes 10 seconds East 255.80 feet to an iron pin found; thence South 36 degrees 19 minutes 22 seconds East 184.16 feet to an iron pin found; thence South 16 degrees 24 minutes 44 seconds East 345.11 feet to an iron pin found; thence South 84 degrees 12 minutes 29 seconds East 1,146.56 feet to an iron pin found; thence South 07 degrees 56 minutes 42 seconds West 130.84 feet to the POINT OF BEGINNING, said described tract containing with said bounds, 41.3432 acres of land, more or less, of which 1.1402 acres of land, more or less, lie within the right of way of Little Marrowbone Road, by survey of Robert Crabtree, TN R.L.S. No. 2312, dated April 19, 2008.

Being part of the same property conveyed to Virginia C. Team by deed from Bobby W. Howard and Rebecca P. Howard, dated December 9, 1983, and of record in Book 6193, Page 56, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Virginia C. Team by deed from Aquarius Investments, a Limited partnership, dated December 9, 1983, and of record in Book 6194, Page 60, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on survey by Robert Crabtree dated April 19, 2008, including the rights of others to use of a 10 foot wide gravel road.

This conveyance is subject to right-of-way of Little Marrowbone Road.

This conveyance is subject to a 10 foot waterline easement for the Jane Braddock property of record in Deed Book 8193, Page 352, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Being located North 81 degrees 01 minutes 51 seconds East, a distance of 84.07 feet from the southwesterly corner to the said Braddock property, said point being the POINT OF BEGINNING; thence through the Virginia Team property of record in Book 6194, Page 60, by seventeen calls as follows: South 40 degrees 08 minutes 00 seconds East 53.39 feet; thence South 54 degrees 51 minute 01 seconds East 103.61 feet; thence South 61 degrees 26 minutes 20 seconds East 14.57 feet; thence South 77 degrees 53 minters 16 seconds East 19.73 feet; thence North 81 degrees 12 minutes 39 seconds East78.08; thence North 74 degrees 00 minutes 56 seconds East 46.40 feet; thence North 63 degrees 47 minutes 21 seconds East 44.22 feet; thence North 79 degrees 36 minutes 57 seconds East 92.14feet;thence south 24 degrees 49 minutes 33 seconds East102.96 feet to an iron pin found; thence South 87 degrees 05 minutes 56 seconds East 68.22 feet to an iron pin found; thence North 49 degrees 41 minutes 01 seconds East 33.10 feet; thence South 41 degrees 30 minutes 49 seconds East 159.88 feet; thence South 11 degrees 31 minutes 11 seconds East 44.00 feet; thence South 04 degrees 57 minutes 23 seconds West 36.03 feet; thence South 12 degrees 00 minutes 07 seconds West 23.83 feet; thence South 14 degrees 37 minutes 52 seconds West 36.86 feet; thence South 28 degrees 25 minutes 03 seconds East 34.59 feet to a water meter near the northerly right-of-way of Little Marrowbone Road (a 50 foot right of way) and being the POINT OF ENDING, by survey of Robert Crabtree, TN R.L.S. No. 2312, dated April 19, 2008.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DWIGHT P. WILES as Trustee of THE 4794 LITTLE

MARROWBONE TRUST dated April 23, 2008, his successors and assigns, forever. And I do covenant with the said DWIGHT P. WILES as Trustee of THE 4794 LITTLE MARROWBONE TRUST dated April 23, 2008, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2008 Davidson County property taxes which have been prorated and will be paid by Grantees. Any revised and rollback taxes for 2008 and prior years that may be assessed under Greenbelt Law shall be the responsibility of the Grantee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DWIGHT P. WILES as Trustee of THE 4794 LITTLE MARROWBONE TRUST dated April 23, 2008, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 30th day of April, 2008.

VIRGINIA C. TEAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, VIRGINIA C. TEAM, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 30th day of April, 2008.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dwight P. Wiles, Trustee
AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2008.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

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Part of Tax Map 37
Part of Parcel No. 5.00

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
DWIGHT P. WILES, Trustee of
THE 4794 LITTLE MARROWBONE TRUST
900 Division Street
Nashville, TN 37203